



Planning Commission Meeting  
September 16, 2020 5:30 PM

Tim Hauptert called the Planning Commission meeting to order at 5:30 p.m.

**PRESENT:** Mayor Cegelka, Jeff Adie, Kel Billings, Scott McColl, Tim Hauptert

**OTHERS PRESENT:** Law Director Mark Marong, Engineer Mike Henry

Law Director Mark Marong commented; at the last Planning Commission and ARB meetings it was decided to swap the times of the meetings around. The regular Planning Commission Meeting will now be at 5:30 PM and the ARB Meeting will be at 6:00 PM or immediately following Planning Commission. This will allow Planning Commission approvals that are necessary for a project to be heard before design approvals are needed.

**PUBLIC HEARING:**

**Public Hearing for the purpose to discuss a Variance request to locate an accessory building in the front yard at 27675 Mello Drive.**

The Public Hearing opened at 5:32 PM. There being no comments the Public Hearing closed at 5:33 PM.

**Motion by Jeff Adie seconded by Scott McColl to approve the minutes of the August 19, 2020 Planning Commission Meeting.**

**Yeas—Mayor Cegelka, Adie, Billings, McColl, Hauptert  
5 yeas – 0 nays**

**Motion carried**

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**REQUEST FOR SITE APPROVAL OF AN ADDITION AT 7610 PINECREST LANE:**

Building Commissioner Bob Rodic reported; the owner of the property, Mark & Ingrid Dawkins at 7610 Pinecrest Lane are requesting site approval for the construction of an approximate 810 square foot one-story addition to their single-family dwelling at 7610 Pinecrest Lane designed to enclose a swim-spa. The property is zoned Country Home District and the requested use is permissible. The application includes the site plan/floor plan, building elevations, photographs, and the approval by the Pettibone Glen Homeowners Association. The plan complies with the zoning regulations.

Engineer Mike Henry commented; the only comments are to make sure the disturbed area is protected by a silt fence and the area is mulched, seeded, or landscaped at the appropriate time.

Cynthia Tobin, the architect on the project was in attendance. Cynthia explained the property owners are installing a swim spa to be used for therapy for their daughter. The addition will match the home as close as possible, so it does not look like an addition.

**Motion by Jeff Adie second by Mayor Cegelka for approval of an addition at 7160 Pinecrest Lane subject to the Engineer's comments stated above-disturbed area protected by silt fence, area mulched, seeded and landscaped at the appropriate time and engineering approval.**

**Yeas—Adie, Billings, Cegelka, McColl**

**4 yeas – 0 nays**

**1 abstain-Haupt**

**Motion Carried**

**REQUEST FOR SITE APPROVAL OF AN ABOVE GROUND POOL AT 7660 PINECREST LANE:**

Building Commissioner Bob Rodic reported; Terri Becks, the owner of the property at 7660 Pinecrest Lane is requesting design and site approval to authorize the construction and installation of an above ground swimming pool. The property is zoned Country Home District. The swimming pool is twenty-seven (27') feet in diameter and will be fifty-four (54") inches deep with steel wall construction. All electrical facilities will be required to meet current National Electrical Code requirements. The pool will be in the rear yard directly behind the house. The application includes a written narrative, site plan, a view of the rear yard, an image of the pool, the ladder protection and the HOA approval. The Village has no local requirements for fencing an above ground pool. The International Property Maintenance Code standard requires a forty-eight (48") inch barrier as security for a swimming pool in excess of twenty-four (24") inches deep. The pool wall serves as that barrier. It also requires a self- locking access to the pool. The plan for the pool conforms to the zoning code.

**Motion by Jeff Adie second by Mayor Cegelka for site approval of an above ground pool at 7660 Pinecrest Lane.**

**Yeas—Adie, Billings, Cegelka, McColl**

**4 yeas – 0 nays**

**1 abstain-Haupt**

**Motion Carried**

**VARIANCE REQUEST TO LOCATE AN ACCESSORY BUILDING IN THE FRONT YARD  
AT 27675 MELLO DRIVE:**

Building Commissioner Bob Rodic reported; a public hearing was held this evening. There were no comments. the applicant Joe Kulis, the owner of the property at 27675 Mello Drive, is seeking a variance to locate the placement of an accessory building in the area of the property defined as the front yard. A front yard is defined in the Zoning Code as "the space across the full width of the lot extending from the principal building to the front lot line". Table 1135.07(c)(b) in the code permits an accessory building in the side and rear yards and does not include the front yard as a permitted location. The application shows the site plan, clarifies the location of the accessory building on the lot, identifies the practical difficulty for the variance and a copy of the legal notice.

Property owner Joe Kulis was in attendance and commented; the shed would be used to store implements for farming and lawn maintenance. There is already an existing side drive that would give easy access to the structure if placed there. The home and garage are located upon 2 parcels at the end of Mello Drive and have a unique configuration. The shed would effectively be screened by the house when viewing the property from Pergl Road.

**Motion by Scott McColl second by Kel Billings for approval of Variance request to  
locate an accessory building in the front yard at 27675 Mello Drive.**

**Yeas—Adie, Billings, Cegelka, Hauptert, McColl  
5 yeas – 0 nays**

**Motion Carried**

**REQUEST FOR SITE APPROVAL OF AN ACCESSORY BUILDING AT 27675 MELLO  
DRIVE:**

Building Commissioner Bob Rodic reported; Joe Kulis, the owner of the property at 27675 Mello Drive is requesting site approval to authorize the placement of a 12' x 16' (192 sq. ft.) accessory building on the property which consists of 2 parcels totaling 113,691 sq. ft. in area. The property is in the Country Home District. Mr. Kulis is moving the 12' x 16' structure to the property from another site and has proposed to locate in an area of the Mello Drive property that is defined and the front yard. A front yard is defined in the Zoning Code as "the space across the full width of the lot extending from the principal building line to the front lot line." An accessory building is permitted in the side and rear yards. The application includes the building permit application, a photograph of the proposed location (site plan), images of the accessory building, and images of the principal structure. The property is not located in a HOA.

It was noted the variance was approved and the Village Engineer and Building Commissioner have no issues with the proposed location.

**Motion by Jeff Adie second by Mayor Cegelka for site approval of a shed located at  
28697 North Village Lane.**

**Yeas—Adie, Billings, Cegelka, Hauptert, McColl  
5 yeas – 0 nays**

**Motion Carried**



### MISCELLANEOUS:

Building Commissioner Bob Rodic commented, the following will be on the agenda at the October Planning Commission meeting; a gazebo structure at the Pettibone Road Park, a modification of Superior Beverages driveway on Pettibone Road, a fence in the Glenwillow Place subdivision and two potential sheds in Pettibone Glen subdivision.

### ADJOURNMENT

There being no further business to come before the Planning Commission, motion Kel Billings seconded by Scott McColl to adjourn the meeting. Vote on the motion to adjourn was all yeas and no nays.

The meeting was adjourned at 5:58 p.m.

 10/21/20  
Planning Commission

  
Planning Commission Secretary-Lori A. Kovach